

City of Wichita, Kansas
Americans with Disabilities Act Transition Plan
McAdams Recreation Center

1329 E. 16th Street

November 2005



Prepared by

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – McAdams Rec. Center - November 2005

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Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access		Criteria – L=low, M=medium, H=high		Supplemental Technical Information		Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Accessible Parking	Accessible parking does not exist at the baseball field.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide an appropriate number of accessible parking spaces as defined by ADAAG. Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	H	H	M	N A	\$700	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			
2. Accessible Parking	Designated van accessible parking does not exist in the parking lot serving the Rec. Center.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." In the existing parking lot, appropriate accessible parking specifications exist to be designated van accessible, however no van accessible signage exists. Provide a “van accessible” sign mounted below the symbol of accessibility at one of the existing accessible parking spaces.	L	H	M	1 2	\$100	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			
3. Accessible Parking	The existing signage, which designates accessible parking spaces in the parking lot serving the Rec. Center, is located too low.	4.1.2(5)(b) , 4.6.4	Accessible parking spaces are required to have upright signage that includes the symbol of accessibility and van accessible signage where required. Such signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. Provide upright signage in front of each existing accessible vehicle parking space, which complies with ADAAG specifications.	L	H	M	1 2	\$300	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			

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8. Rec. Center - Interior	Round faucet control knobs exist on the sink in the kitchen.	4.24	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls.	M	H	M	17	\$100	ADAAG 4.24			
9. Rec. Center - Interior	Appropriate knee clearance does not exist under the sink in the kitchen due to cabinets.	4.24	The existing sinks do not provide knee and toe clearance, and each sink has a depth of over 12-inches. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if this sinks is used by the general public, then it should be made accessible, complying with ADAAG specifications.	M	H	M	17	\$1,000	ADAAG 4.24			
10. Rec. Center - Interior	The serving counter, located in the Club Room, is too high measuring 40-inches.	5.2	According to ADAAG, where food or drink is served at counters exceeding 34 in (865 mm) in height for consumption by customers seated on stools or standing at the counter, a portion of the main counter which is 60 in (1525 mm) in length minimum shall be provided in compliance with 4.32 or service shall be available at accessible tables within the same area. Provide an accessible table in close proximity to the counter and ensure service is provided at this table in the same manner that service is provided at the counter or lower the existing serving counter.	H	H	M	21	\$200	ADAAG			
11. Rec. Center - Interior	The coat rack, in the back corner of the Club Room, is a protruding object.	4.31.4 4.25.3	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches and lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Provide a cane detectable object or area under the coat rack.	M ®	H	M	22	\$100	Building Block 2 – 27” to 80” zone			

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12. Rec. Center - Interior	The coat rack, in the Gym, is located too high.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook making sure not to make the hook a protruding object.	L	H	M	24	\$10	Building Block 10 – Reach Ranges					
13. Rec. Center - Interior	Steps exist on the path of travel to the stage in the Gym.	4.33.5	According to ADAAG, an accessible route shall connect stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers. An accessible route cannot include steps. Ensure that a portable lift is available when necessary.	L	H	M	27	\$0	ADAAG					
14. Rec. Center – Interior - Restrooms	The toilet stalls, in the men’s and women’s restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, lack of rear grab bars, toilets not centered at 18-inches, etc. Modify one stall in each restroom to comply with ADAAG specifications, if it is technically feasible to do so.	M	H	M	811	\$5,000	Restroom Figures – Building Blocks					
15. Rec. Center – Interior - Restrooms	In the accessible stall in the women’s restroom, a steep slope exists on the floor at the drain.	4.25.3	A clear floor or ground space, as defined by ADAAG 4.17 shall be provided in accessible toilet stalls. Nowhere shall the cross slope of an accessible route or space exceed 1:50. Ensure that level maneuvering space exists in the accessible toilet stall	H	H	M	9	\$200	ADAAG					
16. Rec. Center – Interior - Restrooms	Visual alarms do not exist in the men’s or women’s restrooms.	4.1.3(14)	According to ADAAG, if emergency warning systems are provided, then they shall include both audible alarms and visual alarms complying with 4.28 . Generally, visual alarms are required to be seen in any space that audible alarms can be heard, this would include the installation of visual alarms in restrooms. Install visual alarms in the restrooms, if audible alarms exist in the building.	H®	H	M	NA	\$500	ADAAG					

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17. Rec. Center – Interior - Restrooms	The coat hook, in the men's restroom, is located too high at 68-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook making sure not to make the hook a protruding object.	L	H	M	1 2	\$10	Building Block 10 – Reach Ranges			
18. Rear Building - Interior	The coat hooks in the pool table area are too high at 69-inches and protrude from the wall 9-inches.	4.31.4 4.25.3	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches and lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook making sure not to make the hook a protruding object and a cane detectable area under the existing coat hooks.	M ®	H	M	2 8	\$100	Building Block 2 – 27” to 80” zone Building Block 10 – Reach Ranges			
18. Rear Building - Interior	A hi-lo drinking fountain does not exist in the facility.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Ensure that at least one set of hi-lo drinking fountains exist on this floor.	L	H	M	2 9	\$400	Building Block 7 – Drinking Fountains			
19. Rear Building – Interior - Restrooms	Round door hardware exists on the entrance doors to the men's and women's restrooms.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify these doors by replacing door knobs with lever-type hardware or installing add-on levers.	L	H	M	3 1	\$300	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.			
20. Rear Building – Interior - Restrooms	The mirrors, in the men's and women's restrooms, are located too high at 46-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror in each restroom.	L	H	M	4 6	\$50	ADAAG			

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21. Rear Building – Interior - Restrooms	The grab bars located at the water closets in the men’s and women’s restrooms are too high.	4.16.4	According to ADAAG, grab bars at water closets are required to comply with Figure 29 and mounted between 33-inches and 36-inches high. Modify the grab bars so they are mounted between 33-inches and 36-inches high.	L	H	M	32	\$400	Restroom Figures – Building Blocks					
22. Rear Building – Interior - Restrooms	The water closets in the men’s and women’s restrooms are not centered at 18-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets or otherwise ensure that water closets are centered at 18-inches.	L	H	M	38	\$500	Restroom Figures – Building Blocks					
23. Rear Building – Interior - Restrooms	Pipes under the lavatories in the men’s and women’s restrooms are not insulated.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	33	\$25	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.					
24. Rear Building – Interior - Restrooms	The coat hooks, in the men’s and women’s restrooms, are located too high at 66-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. Install a lowered coat hook in each restroom making sure not to make the hooks protruding objects.	L	H	M	38	\$20	Building Block 10 – Reach Ranges					
25. Exterior Facilities	At the stage, an accessible path of travel does not exit leading to the seating area and accessible wheelchair seating locations do not exist.	4.1.3(19)	In places of assembly with fixed seating, accessible wheelchair locations shall comply with 4.33.2, 4.33.3, and 4.33.4 and shall be provided consistent with table at 4.1.3(19)(a). At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Provide an accessible path to the seating area and create an appropriate number of accessible wheelchair seating locations.	L	L	M	41	\$1,000	See Building Block 15 – Assembly Areas					

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29. Exterior Facilities	An accessible path of travel does not lead to the single ground level play components and accessible surfaces do not exist in the use zones of the ground level play components.	15.6.4.1 (GADAAGFR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The composite play components within this play area are accessible according to the Play Areas – Final Rule. However, at least, one of each type of ground level play component must also be accessible, including an accessible path of travel and an accessible surface in the use zones. Provide accessible paths and accessible surfaces to at least one of each type of ground level play component.	L	M	M	46	\$3,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) ”: Phase III, December 2004. <i>(not enforceable)</i>			
30. Exterior Facilities	An accessible path of travel does not lead to the picnic tables.	AGSAPT 16.5.1.1	Technically, ADAAG nor the Recreational Facilities - Final Rule provide scoping for picnic tables. In addition, neither guideline provides specifications for what would constitute an accessible picnic table. However, the document titled “Accessibility Guidelines for Outdoor Developed Areas” (AGSAPT) does provide both scoping and specifications for accessible picnic tables. These Guidelines (AGSAPT) <u>are neither final rules nor enforceable</u> . Generally, we consider picnic tables and other park amenities for use by the general public to be services provided by local governments, which own or operate the park. Therefore, to ensure compliance with Title II’s program access requirements, we recommend following the scoping and specifications provided by the AGSAPT to determine the accessibility of picnic tables. According to AGSAPT, section 16.5.1.2 requires that where two or more fixed picnic tables are provided in a picnic area, at least 50 percent, but no less than two, shall comply with 16.5. Of the picnic tables required to be accessible, 40 percent, but never less than two, shall be located along an outdoor recreation access route. Provide an accessible path of travel (concrete, asphalt or rubber) leading to the end sections of an appropriate number of picnic tables.	L	H	M	44	\$400	AGSAPT			

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35. Pool – Bathhouses Outside Restrooms	The toilet stalls,are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stalls an lack of grab bars. Modify one stall in each restroom to comply with ADAAG specifications, if it is technically feasible to do so. Note: In new construction, ADAAG requires all public restrooms/bathing facilities to be fully accessible. However, this facility does not appear to be new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom/bathing facility may not need to be made accessible according to program access.	M	H	M	91	\$5,000	Restroom Figures – Building Blocks			
36. Pool – Bathhouses Outside Restrooms	A 5-foot by 5-foot turning radius does not exist in the women’s bathhouse.	4.23	According to ADAAG, a 5-foot by 5-foot or T-shaped turning radius must exist in accessible restrooms. Modify the bathhouse to include a 5-foot by 5-foot turning radius, if it is technically feasible to do so.	M	H	M	N A	\$5,000	Restroom Figures – Building Blocks			
37. Pool – Bathhouses Outside Restrooms	Accessible lavatories do not exist.	4.19	Round knobs exist on the lavatories and pipes are exposed under lavatories. The lavatory in the men’s bathhouse is centered too close to the sidewall. Ensure at lease one accessible lavatory exists in each bathhouse.	M	H	M	90	\$400	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
38. Pool – Bathhouses Outside Restrooms	The path of travel leading to the urinal in the men’s bathhouse is too narrow at 24-inches wide.	4.3.3	According to ADAAG, the minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6), and other points not exceeding 24-inches in length. Ensure an accessible path of travel exists leading to the urinal.	M	H	M	98	\$0				
39. Pool – Bathhouses Outside Restrooms	The urinal in the men’s bathhouse is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	96	\$100	See the Accessible Urinals figure for more details.			

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48. Pool – Bathhouses / Restrooms - Inside	The existing benches do not comply with ADAAG specifications.	4.35.4 4.37	A bench complying with 4.37 is required to be provided within locker or dressing rooms. 4.37 specifications include, benches shall have seats that are 20 inches minimum to 24 inches maximum in depth (see Fig. 47). Benches are also required to have back support that is 42 inches minimum in length and that extends from a point 2 inches maximum above the seat to a point 18 inches minimum above the seat (see Fig. 48). The existing benches are only 15-inches in depth and do not have back support. Provide at least one bench in each locker/dressing room that complies with ADAAG specifications.	L	H	M	105	\$300	New ADAAG ADAAG					
49. Pool – Bathhouses / Restrooms - Inside	The ramp, leading to the women’s shower and the pool, is too steep and does not provide handrails on each side.	4.8	The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%, measuring 11.9%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. Create another fully accessible route to these facilities or modify the existing route so that the running slope is 8.33% or less and has handrails on each side.	M®	H	M	112	\$2,000	Ramp Detail					
50. Pools	No apparent access exists leading to the water of either the wading pool or general pool.	RFFR 15.8	According to the Recreation Facilities - Final Rule (RFFR), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). Provide one means of accessible entrance to pool water or both pools, which complies with RFFR. Note: RFFR, created by the US Access Board, is not currently an enforceable document.	H	H	M	5152	\$2,500	RFFR New ADAAG					

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59. Baseball Field - Restrooms	The door, leading to the women’s restroom is too narrow.	4.13.5	Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. The existing door only provides a 29-inch clear opening. Modify the entrance door to comply with ADAAG specifications by installing fold-away hinges, if it is possible to do so and technically feasible.	M	H	M	67	\$100	See Building Block 8 – Accessible Doors for additional information			
60. Baseball Field - Restrooms	Round door hardware exists on entrance doors.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify doors by replacing door knobs with lever-type hardware or installing add-on levers.	H	H	M	19	\$300	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.			
61. Baseball Field - Restrooms	The interior of restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stalls, no grab bars at water closets, no insulated pipes under lavatories, knobs for sink faucet controls, urinal too high, etc. Modify both restrooms to comply with ADAAG specifications, if it is technically feasible to do so.	M	H	M	6873	\$5,000	Restroom Figures – Building Blocks			

McAdams Recreation Center - Conceptual Cost Projections

Total	\$52,485
Year One (Very High)	\$700
Year Three (High)	\$4,600
Year Five (Medium)	\$36,970
Year Ten (Low)	\$10,215